

Catalan Real Estate

Catalan Estate Agency

No1 Estate Agency Catalunya - Catalogne

Tel: 00 34 629 904 161 - email: info@cataloniapropertyforsale.com - www.cataloniapropertyforsale.com

About Catalan Real Estate

There are thousands of Catalan Estate Agents. Some recommended, others not. There is ONE Catalan Estate Agency, Registered, Trademarked, Recommended and Accredited that offers property for sale in Catalonia north - Languedoc Roussillon, France and Catalunya south Girona, Barcelona, Tarragona, Lerida (Lleida). France -Spain-UK-Ireland-Europe-USA.

The French Catalan Estate Agency - registered in France Sarl Immobilier FEACO accredited and recommended. In association with Feaco Group, David Mottram Group and Landbank International Realty. Sarl Immobilier FEACO Siret No: 520 803 719 000 19. SNPI Adhérent n° : 18025.(Syndicat National des Professionnels de l'Immobilier et de sa Caisse de Garantie). Fully insured and guaranteed. Carte professionnelle transactions sur immeubles et fonds de commerce no. 2009-0191-T délivrée par la préfecture des Hautes Pyrénées. Carte Professionnelle no. 2009- 0191-T granted by the prefecture of Hautes Pyrenees. TVA Intracommunitaire FR62520803719. The French Catalan Estate Agency specialists in property sales throughout Languedoc Roussillon, Pyrénées-Orientales, and in Catalunya Spain, The Catalan Estate Agency property specialists throughout, Girona, Barcelona, Tarragona, Lerida. Recommended and accredited with promotions throughout the UK and Ireland, Northern Europe, USA & Russia with NAEA, FOPDAC, France SNPI and CEI, Realtor® USA and Russia with Catalan Property Realtor and offering with dotcom branding and locations.



Splendid property in stunning locations to suit all budgets throughout the sunny Mediterranean region of Catalunya.

With over 300 days of sunshine annually - why wait to relocate?

Contact the professionals at: The Barcelona Estate Agency.

Buying property in Catalunya

Catalan Estate Agency & Co - Barcelona Estate Agency.



Having over 30 years of experience in property transactions - over 10 years in Spain - we will assist you throughout the purchase process from the application for specific tax documents to the signing of the contract to purchase, assist with any financial applications and assist at the Notary signing.

When you have selected the property that you wish to purchase the process is generally as follows:

1. Obtain your NIE - Número de Identidad de Extranjero – Spanish tax number – you will retain this same number for all financial and official transactions and Spain. You will need to make provisions to have this by the time you have your appointment to sign the sale deed – Escritura - at the office of the Notary. NIE is an abbreviation for Número de identidad de extranjero, this is a document that is issued by the Spanish authorities and is a fiscal identification number for non-Spanish ('foreigners') people. The NIE is a requirement for anyone purchasing or selling a property in Spain whether resident or non-resident and for anyone who is to lease a property, find employment or start work in Spain. It is used by the various government departments to keep a track on taxation due, you will also be asked for this number by utility service providers.

How to apply for a NIE – EU Nationals.

- (i) Apply in person in Spain
- (ii) Apply in person via a Spanish Consulate in your home country – or wherever you reside.
- (iii) Authorise a third party to apply for the NIE on your behalf – via a power of attorney - poder.

NB. Non EU Nationals must apply in person in Spain or at a Spanish Consulate if outside of Spain.



The documentation you need for your application:

1. Your original passport, plus a good photocopy of the main page – this is the page that contains all the details about you. Please note that UK passport holders are required now to produce (at some police stations) a copy ALSO of the first 2 pages of the passport, as this determines whether the holder of the passport is a resident of The Channel Islands (non EU).
2. If you are a Non EU national you will need additionally to produce evidence that you have entered Spain legally -such as the document completed for the Spanish customs -declaración de entrada.
3. 2 copies of the appropriate form for the NIE application – Solicitud de NIE.
4. Although NOT generally required take 2 passport size colour photos.
5. Although NOT generally required take your contract to purchase or lease contract or employment contract with you – in case you are asked to justify why you are applying for the NIE.

You will need to RETURN in person – or give the receipted documents to someone who will act on your behalf – to the police station at a later date – be guided by the officials who deal with your request. The time to prepare such documentation varies enormously throughout Spain – in Oviedo Asturias for example you can apply for and receive the NIE within the hour but in Tortosa Catalunya you will have to wait for approximately 2 weeks. Remember to return with your receipted copy of the NIE application and (if you had to pay a fee) the receipted payment form.

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Scan QR code to view our website.



www.cataloniapropertyforsale.com

Planning permission

www.spanishplanningpermission.com

Expert advice on Spanish planning law

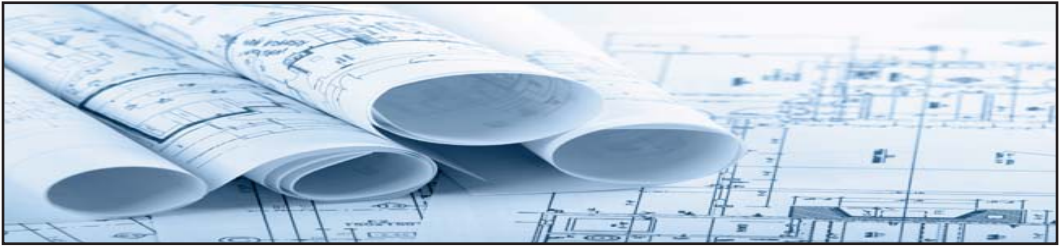
we provide a full planning service throughout Catalonia and Spain. Whether you wish to reform, extend, construct a property, Spanish Planning Permission can assist you. Spanish Planning Permission are experts in realising solutions to Spanish planning disputes, you may have a dispute – a planning infraction, or you may be trying to obtain permissions for rustic property. You may need a Cédula de Habitabilidad or a tourism license for your holiday business – rental of your apartment or villa. Spanish planning Permission can assist

The laws concerning Spanish planning permission, relating to Spanish property whether urbanised or rustic are complex. To complicate issues further, in Spain, there is not a central planning authority to deal with Spanish planning permission issues for Spanish property. The Ministry, the Autonomous Communities and the Municipalities are involved in the process of granting Spanish planning permission.

In general any improvement or alteration to your Spanish property requires some form of Spanish planning permission. Furthermore if you intend to fell trees on your Spanish property you need to ensure that they are not protected, if you chop down certain trees without permission you will face legal consequences.

Solutions.

At Spanish Planning Permission we offer solutions to your Spanish planning permission issues – whether or not you have commenced construction or alteration of an existing building at your Spanish property. It is imperative that you seek independent qualified advice before you commence any work to any property in Spain and the Spanish Islands/Territories.



Buying Spanish Property.

When buying Spanish property, you may be under the misapprehension that the Notary who conducts the sale/purchase of your Spanish property will be 'au fait' with the current laws appertaining to Spanish planning permission. Not so, the Notary is empowered to ensure that the sale is conducted in accordance with the current laws that appertain to the sale and purchase of Spanish property. It will be assumed that you, the purchaser of the Spanish property have made your own checks, legal checks and checks regarding the relevancy of Spanish planning permission, as to the viability of whatever project you have in mind, or to whether you can actually live in the Spanish property that you intend to purchase (ie that the property is urbanised, has the relevant, Licencia de primera ocupación and Cédula de habitabilidad - the two latter documents will not be required if you intend just to purchase agricultural land to farm). We at Spanish Planning Permission can assist with the pre-purchase checks to ensure that you are purchasing the Spanish property that is fit for your purpose.

Contact us at: info@spanishplanningpermission.com

Smartphone application to contact us.
Scan QR code to view our website.



www.spanishplanningpermission.com

The Spanish legal system in plain English.

Solicitors in Barcelona, Solicitors in Tarragona, Solicitors in Girona, Solicitors in Tortosa. The DMG law office provides the Spanish legal system, Solicitors in Spain in plain English. The DMG law offices in USA, UK, Ireland provide a premier legal service in Spain. In association with:



Before signing any contract to buy a property in Spain, check out the status of the estate agent and the Spanish property, visit Spanish Property Check for a comprehensive explanation on how to avoid the pitfalls of buying a house in Spain. Insure against future problems on your Spanish home with Secure Title Deed Insurance. For a small premium your property is covered for a period of 20 years – view Spanish Title Deed Insurance - for more information.

For expert advice on buying a Spanish property or setting up a business in Catalunya, Spain – our expert team of Barcelona lawyers, covering Tarragona, Girona, Lerida (Lleida) Tortosa are specialists in all aspects of Spanish law. Buying a business in Spain or selling a business in Spain – for professional business advice, legal and accounting advice - Business Barcelona – you may have a legal problem in Spain , need advice on the Spanish legal system- whatever your requirements DMG law office can assist you with a Solicitor in Spain who will discuss your legal issue in Spain in plain English.



Legal Issues in Spain or Legal Problems in Spain... Can manifest in just about every part of everyday life. For example before you get to Spain you may wish to seek advice on:

- * Residency issues and NIE matters
- * Employment contracts
- * Property issues – purchasing or renting.
- * Bank issues

Once in Spain you may need assistance with:

- * Purchasing a property
- * Residency
- * Wills and Inheritance
- * Motoring issues
- * Family or personal issues
- * Employment issues
- * Civil disputes, neighbours, rights of way etc
- * Criminal issues

Catalan Estate Agency & Co Barcelona Estate Agency work in conjunction with the DMG Law Office - placing queries direct to the legal professional qualified to provide guidance specifically for your issue. All legal professionals engaged by the DMG Law Office are independent and work ONLY in the legal profession. They are fully bi lingual (at least 2 languages) and are registered with the appropriate Colegio de Abogados (Bar Association).

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Title deed insurance

www.spanishtitledeedinsurance.com

Spanish title deed insurance

There is a dedicated insurance product available for the Spanish property market that protects your purchase of a Spanish property for a period of 20 years from the date of your policy. This product protects against, including other issues - hidden defects in your Escritura – (title deed)- falsification of documents, fraudulent sales by persons not entitled to sell the property, ID theft, undisclosed heirs, administrative errors, lack of habitation certificates and false or defective building licences....

The policy covers you to a maximum of 360,000€ for one single payment.

Like all insurance policies this policy will not protect you for existing or known problems and defects.

What is Title Deed Insurance?

Title deed insurance is an insurance policy that specifically protects against hidden or unknown issues that may affect your good title to your property. It is a relatively new product in Spain but is already used to safeguard against risks associated with property purchases in the USA, UK and many other European countries.

You may ask why you need Title Deed Insurance?



Considering that the purchase of your property is probably one of the most significant investments that you will ever make, it is sensible to take steps to ensure that your investment is protected. Today in Spain, all too unfortunately, there are many horror stories about property demolition, property being repossessed by local authorities, fraudulent vendors, identity theft – the list is endless.... but all have one issue in common, they could result in you having your investment seized from you without compensation - UNLESS, you have Title Deed Insurance for that property. You would insure your property against problems such as fire and theft so it makes sense to insure also, against having good title to your property- especially in Spain.

In Spain few purchasers seek out independent legal advice and rely solely upon, estate agents and notaries to ensure that the property purchase is dealt with correctly. Whilst a Notary will indeed, as a public official ensure that the property passes to your name they are not required to give independent legal advice. Your title is not guaranteed absolutely, as there can be many hidden or unknown risks that the most diligent of professionals or the most diligent registration system overlook. Such defects in your title may result in your loss of the property without compensation.

What does Spanish Title Deed Insurance protect against?

Spanish Title Deed Insurance insures your title against unknown or hidden defects to a value of 360,000€ and grants you some peace of mind.

- Fraud, forgery, incompetent seller, incapacity or impersonation
- Someone else owns an interest in your property, hidden heirs
- Access problems to the property
- Boundary problems
- Demolition orders
- Problems of registration at The Land Registry
- Registered or restrictive covenants which affect your rights to enjoy the property adversely
- Your Title is unmarketable
- Defective or fraudulent building licences
- No Licencia de Primera Ocupación

Smartphone application to contact us.
Scan QR code to view our website.



www.spanishtitledeedinsurance.com

Property check

www.spanishpropertycheck.com

Spanish property check

It is important not to sign any document to buy a property in Spain until you have made certain basic checks. Spanish property check offer in these uncertain times of bad publicity for buying a property in Spain, the facility to purchase a property in Spain, safely and securely. Spanish property – Check it! Contact Spanish Property Check NOW for your secure Spanish property purchase.

Spanish property always check out the property and the spanish estate agent before you sign a contract

Buying a Spanish property? Independent checks for your Spanish property, independent checks for your Spanish estate agent, independent checks on the property for sale in Spain, independent checks on the vendor of the property for sale in Spain – is the vendor the owner and entitled to sell the property? Spanish property check offer independent checks on the planning possibilities for your property in Spain. It is important not to sign any document to buy a property in Spain until you have made certain basic checks, Spanish property – Check it!

Buying a Spanish property? Many people buy a property in Spain, without having made any checks on the estate agent in Spain – who may not even be legally entitled to operate as a Spanish estate agent. Check out whether your Spanish property agent is registered and regulated in Spain. Check out whether your estate agent is bonded with the appropriate insurances and public liability cover. It is important not to sign any document to buy a property in Spain until you have made certain basic checks, Spanish property – Check it!



Buying a Spanish property? Many people buy a property in Spain without checking the deed of the property for sale in Spain, the title deed is the Escritura Publica and each time a property is sold a new Escritura Publica is prepared by the Notary, as a purchaser you are entitled to have sight of the previous deed – in Spanish of course – this is a very important document and details the type of property and purpose of property, access issues and detail the vendor(s). Ask to look at the Nota Simple – this has further information on the property such as whether there are any mortgages or unpaid debts registered on the property. Remember in Spain, debts stay on the property NOT with the previous owner. It is important not to sign any document to buy a property in Spain until you have made certain basic checks, Spanish property – Check it!

Buying a Spanish property? Many people buy a property in Spain without checking whether the property for sale in Spain is fit for purpose – can you live in the property? It is important not to sign any document to buy a property in Spain until you have made certain basic checks, Spanish property – Check it!

Buying a Spanish property? Thousands of Spanish property purchasers lose money on their Spanish property purchases. Hundreds of people face the prospect of having their property demolished because they did not have their Spanish property purchase checked out.

Buying a Spanish property? Do not leave such important issues to chance and be aware that the Notary Public who carries out the legalities of the purchase of your Spanish property generally will not advise upon the estate agent or Spanish estate agency, generally will not advise upon the planning aspects of the purchase, but will, as a public official, carry out the transaction of the property sale from the vendor to the purchaser according to the pertinent laws – which do not include giving independent advice.

Buying a Spanish property? Buy safe, buy secure and protect your investment.

Smartphone application to contact us.
Scan QR code to view our website.



www.spanishpropertycheck.com

Selling your property in Spanish Catalunya

We sell more real estate in Catalunya than any other agent.

Property exhibitions, online, on paper, magazines, T.V, Radio, huge data of clients.

Do you have a property in Spanish Catalunya that you want to sell?

Catalan Estate Agency & Co - Barcelona Estate Agency. Having over 30 years of experience in property transactions - over 10 years in Spain - we will assist you throughout the purchase process from application of specific tax documents to the signing of the contract to purchase, assist with any financial application and assist at the Notary signing



TOP SEARCH ENGINE RANKING.

Catalan Estate Agency & Co, The Barcelona Estate Agency are THE top ranking registered and accredited agent for Catalunya south, Catalogne north on Google with group listings of over 25,000 pages in Google and over 100,000 incoming links according to Yahoo - it's not difficult to understand how your property could be seen by several thousand unique visitors looking for a property to buy...



THOUSANDS OF POTENTIAL PURCHASERS

With visitor counts normally in the 20,000 to 30,000 unique visitors per month range it's not difficult to understand how your property could attract the right buyer just by being on our web sites! If your property is not on our websites then you seriously risk not attracting the buyer you need...

WITH CATALAN ESTATE AGENCY & Co. BARCELONA ESTATE AGENCY

Our aim is to take the hassle out of the process of selling - you are in safe hands with our highly professional team - our mission is 100% client satisfaction and aim to ensure that you enjoy the process rather than fight within the system or prevailing economics.

**UNBELIEVABLY
HASSLE-FREE!**

TIME IS MONEY...

Why waste time talking to the wrong agent - no matter who you are, time is money and a lot of time can be wasted talking to that wrong agent - we at CATALAN ESTATE AGENCY & Co, BARCELONA ESTATE AGENCY ensure that your property is professionally presented, appears in the most prominent search results and property exhibitions to realise the maximum and fastest return for you.



AFTER SALES SUPPORT...

After finding you the right purchaser CATALAN ESTATE AGENCY & Co, BARCELONA ESTATE AGENCY will be with you 100% through to the Compraventa at the office of the Notary, as part of the process we will assist the buyer of your property throughout the sales / purchase procedure - we have financial products and insurances available to suit all purchasers and will ensure that your property physically passes the Spanish property check system.



QBE Guarantee.

Catalan Estate Agency & Co, The Barcelona Estate Agency and its group real estate partners are holders of a French carte professionnelle and accredited and recommended in Spain. Our indemnity guarantee to €110,000. Accredited with Realtor USA, SNPI France, CEI Spain, FOPDAC and NAEA Ireland and UK.



Contact us at: info@cataloniapropertyforsale.com

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The Online currency company

FX solutions



Providing low cost exchange services and guaranteed delivery to any destination Worldwide, we can provide the lowest cost currency conversion and ensure your currency reaches your designated destination on time, anywhere Worldwide. You can order your currency in advance for any major purchases at a guaranteed rate that is fixed until the transaction is complete, enabling you to get the very best rates of currency exchange.

Personal clients.

Whether you want to make international currency transfers or you need travel money for your next trip overseas, we will save you time and help you make the most of your funds. You will get the best exchange rates – and our fees are the lowest around. Simple, secure, fast and cost effective our services help more than 2.8 million clients to move money around the World every year.

Business clients.

We understand the challenges companies face when they trade internationally, whether you need cost effective solutions to your FX and international payment requirements or you are looking to implement successful hedging and treasury strategies, we can help. Thousands of organizations entrust us to help them, so find out how we can help you.

Online Currency

- Low exchange rates
- Free transfer anywhere
- French property partner
- Spanish property partner
- International property
- World currency experts
- Order now pay later

Online experts

- 96% clients say they have saved money
- 99% clients would recommend us
- 30 years of client satisfaction
- Bespoke currency company
- 0% commissions
- Fantastic exchange rates
- No. 1 Currency company

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Scan QR code to view our website.



www.onlinecurrencycompany.com

RYANAIR

Fly with Ryanair to view Catalan & Catalogne real estate with no1 real estate agency.
www.cataloniapropertyforsale.com - www.frenchestateagencyco.com



Flight from under

Ryanair is the World's favourite airline and operates more than 1,400 flights per day from 44 bases and 1100+ low fare routes across 27 countries, connecting 160 destinations. Ryanair operates a fleet of 250 new Boeing 737-800 aircraft with firm orders for a further 64 new aircraft (before taking account of planned disposals), which will be delivered over the next 2 years. Ryanair currently has a team of more than 8,000 people and expects to carry approximately 73.5 million passengers in the current fiscal year.

€10



Cheap flight destinations:

Austria - Graz Klagenfurt Linz Salzburg
Belgium - Brussels (Charleroi)
Bulgaria - Plovdiv
Croatia - Osijek, Pula, Rijeka, Zadar
Cyprus - Larnaca
Czech Republic - Brno
Denmark - Aarhus Billund
Estonia - Tallinn
Finland - Lappeenranta Tampere
France - Bergerac Beziers Biarritz Bordeaux Brest Carcassonne Dinard Figari Grenoble La Rochelle Lille Limoges Lourdes Marseille (MP2) Montpellier Nantes Nice Nimes Paris (Beauvais) Paris-Vatry (Disney) Pau Perpignan Poitiers Rodez St. Etienne, Toulon Tours
Germany - Altenburg, Berlin, Bremen, Düsseldorf (Weeze), Frankfurt (Hahn), Hamburg (Lubeck), Karlsruhe, Magdeburg, Memmingen (Munich)
Greece - Corfu Crete (Chania), Kos, Rhodes, Thessaloniki, Volos
Ireland - Cork, Derry, Dublin, Kerry, Knock, Shannon
Italy - Alghero, Ancona, Bari, Bologna, Brindisi, Cagliari, Cuneo, Genoa, Lamezia, Milan (Bergamo), Palermo, Parma, Perugia, Pescara, Pisa, Rimini, Rome (Ciampino), Trapani, Trieste, Turin, Venice (M.Polo), Venice (Treviso), Verona, Verona (Bres)
Latvia - Riga
Lithuania - Kaunas Vilnius
Malta - Malta
Morocco - Agadir, Fez, Marrakesh, Nador, Oujda, Tangier
Netherlands - Eindhoven, Maastricht
Norway - Haugesund, Oslo (Rygge), Oslo (Torp)
Poland - Bydgoszcz, Gdańsk, Katowice, Kraków, Łódź, Poznań, Rzeszów, Szczecin, Wrocław
Portugal - Faro Porto
Romania - Constanta
Slovakia - Bratislava
Spain - Alicante, Almeria, Barcelona (El Prat), Barcelona (Girona), Barcelona (Reus), Fuerteventura, Granada, Gran Canaria, Ibiza, Jerez, Lanzarote, Madrid, Malaga, Murcia, Palma, Santander, Santiago Di Comp, Seville, Tenerife (Sth), Valencia, Valladolid, Zaragoza
Sweden - Gothenburg City, Karlstad, Malmo, Skelleftea, Smaland (Vaxjo), Stockholm, Skavsta, Stockholm (Vasteras),
UK - Aberdeen, Birmingham, Bournemouth, Bristol, Doncaster, East Midlands, Edinburgh, Glasgow (Prestwick), Humber-side, Leeds, Bradford, Liverpool, London (Gatwick), London Luton, London (Stansted), Manchester (T2), Newcastle



Leroy Merlin helps people around the world improve their living environment and lifestyle.

As a major actor on the worldwide DIY market, Leroy Merlin helps residents and homeowners with their home-improvement projects.

As the founding enterprise of the GROUPE ADEO, Leroy Merlin specialises in sales of products and solutions and, in doing so, makes a unique commitment: to provide home improvement solutions tailored to each customer's specific needs.

Every day, Leroy Merlin helps people around the world improve their living environment and lifestyle.

Leroy Merlin helps its customers to imagine and create the home of their dreams. From product manager to accountant, logistician to sales adviser, all employees join in this important mission.

Leroy Merlin stores are do-it-yourself hypermarkets established near urban areas, providing retail self-service and sales assistance.

There are four main departments (do-it-yourself, building, decoration and gardening) offering a range of products tailored to customers' needs at the best price possible.

Leroy Merlin also provides many specially tailored services in each country to facilitate the purchasing, set-up, and follow-up needed for customer projects: estimates, orders, delivery, vehicle rental, after-sales service, as well as installation, DIY workshops, and specialised bookshops in some stores.



Buying a property in Catalonia with mortgage funding.

There are many financial options available for those people who wish to purchase a property in Catalonia with mortgage funding.

Products include:

Interest only mortgage – this is generally suitable for those people who have a substantial net worth. It is a mortgage where there is no underlying policy to guarantee the loan – there is a first charge on the property on which the mortgage is taken. You will only be paying interest on the loan monthly, so your current outgoings will be reduced – BUT you must be in a position to repay the totality of the loan at term. The loan to value for this product is generally 80%, with a payment term of 7 years to 20 years, early repayment is possible.

Interest and repayment loans but with a fixed interest rate on the repayment for 2 or 5 years – this enables you to budget your finances knowing that you have the rate of monthly repayments fixed for a period of 2 or 5 years – after which the loan becomes variable-attention should be paid in the case of an interest rate fluctuation during the term of the fixed rate interest period as this may affect the term of the loan.

Endowment Mortgages – you will pay only the interest portion of the loan to the finance company but will be required to take out a life assurance policy (agreed by your lender) that will support the capital repayment of the finance at term. You will therefore in this instance be paying monthly interest payments to the mortgage company and also payments to support the life assurance policy. You can borrow up to 100% of the value of the property for a term of between 7 and 25 years. You can also reduce the capital of the loan by early lump sum repayments. Be aware that there may be a shortfall of funds at term, depending upon the prevailing financial market.

Bridging loans in Catalonia for Catalonia property - now offered by many lenders and assists those who need to bridge their finances between the sale of their existing property in Catalonia and the purchase of the new property in Catalonia, loans will generally be for a minimum of 75,000€ and for a maximum term of 2 years. Careful consideration should be taken before entering into this type of proposition – current market conditions etc – otherwise you may find yourself at term of this loan with 2 properties and 2 loans.

Fixed rate loans – offered at a loan to value ratio normally of 85% – the interest rate is fixed for the term of the loan – caution should be applied as in the case of a fall in interest rates you would not benefit from any savings (as you would in the case of a variable interest loan) as the term of the loan would have already been fixed. The term of this type of loan is in general from 7 to 20 years.

It should be noted that terms and conditions vary between lenders. Currency fluctuations between the euro currency and non euro currencies may cause loans to increase and your property may be at risk should you not make the specified repayments.

For Catalonia Mortgages contact LandBank Mortgages, recommended specialists in Catalonia property purchases. 100% Mortgages available on selected properties through The Catalonia Estate Agency.

Information on opening a French bank account (what documents to provide), the debit card and setting up debit orders. Information includes a sample of how to write a French check and an explanation of the RIB and TIP. Also banking jargon guide.

Note: Many banks in France have regional English-language websites with English-speaking staff, and services and facilities in English at certain branches.

Smartphone application to contact us.
Scan QR code to view our website.



Co Agency - Agent commercial

www.frenchestategencyfranchise.com

The French Estate Agency is continually seeking to improve its share of this niche market and in doing so is continually updating, upgrading and improving the facilities available to both consumers and advertisers alike. Careers at The French Estate Agency offer suitably qualified and motivated people the opportunity to become a COMMERCIAL AGENT (Co Agent) working alongside one of the premier real estate providers in France – the destination recognised consistently as the World's No.1 choice for lifestyle change migration.

WHAT IS A COMMERCIAL AGENT OR AGENT COMMERCIAL? - This is a specific position within the real estate industry in France – so it may suit those people already living in France or if you are in the process of moving to France, it may be the ideal career move for you when you establish yourself. Commercial Agents are regulated under French law – Under the current French law that governs and regulates the practice of Estate Agencies in France and in particular -Article 4 of La Loi Hoguet – suitably qualified individuals can become an Agent Commercial – a person who works under the authorisation of one or more registered establishments – in-dependently. Immobilier FEACO Sarl is such a registered entity in France holding a Carte Professionnelle and the required insurances, and additionally is an accredited member of the recognized professional organisation SNPI (Syndicat National des Professionnels de l'Immobilier).

YOU WANT THE OPPORTUNITY TO LIVE AND WORK IN FRANCE? - Immobilier FEACO Sarl offers

- The chance to earn commissions from property transactions and integrate property and legally into the French fiscal system.
- The chance to integrate property and legally into the French health system.
- You will be working alongside a fully registered and insured real estate professional. Immobilier FEACO Sarl has over 30 years of experience in real estate in many European countries.
- Immobilier FEACO Sarl offers you the opportunity to earn commissions from your clients' successful mortgage applications via our associated mortgage lenders for property purchases in France.
- Immobilier FEACO Sarl offers you the opportunity to earn commissions from your clients' currency purchases via our associated currency providers.
- Your property will be actively marketed outside of France at major property exhibitions by Co International Agents.
- Your property will be displayed on one of the premier real estate portals for France, consistently appearing in the first page of listings for major keyword searches.

HOW CAN I BECOME A CO AGENT? – As an Agent Commercial in France you will have specific obligations and legal responsibilities to comply with the Laws in France.

- As you will be self employed under the French legal system you will be required to register with URSSAF (Social Security office) and be responsible for your own Social Security contributions.
- You will be obliged to register at your local Greffe du Tribunal de Commerce (Chambre du Commerce) as an agent commercial or auto entrepreneur.
- You will be obliged to have your own third party liability insurance in place – Responsabilité Civile Profesionnelle (RCP) (Immobilier FEACO Sarl can assist with this).
- Operating your own business requires some basic considerations. You will need to be mobile – a clean and reliable car with insurance cover for business purposes is essential to transport clients to appointments.
- A basic office facility at your home or elsewhere in order that you can carry on your professional business again with insurance cover for your professional activity.
- An internet connection with PC or laptop to communicate with potential clients and to manage your selection of property on the Immobilier FEACO Sarl web portals.
- A portable phone.

contact us at: info@frenchestategencyfranchise.com

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www.solicitorsinfrance.ie



Real Estate Franchise - French Estate Agents Franchise.

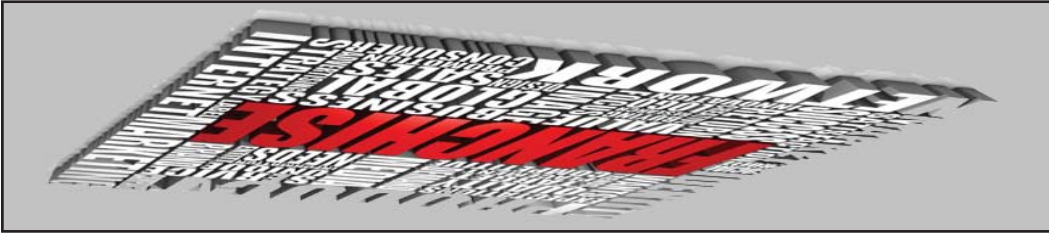
If you are looking to start a business in France, The French Estate Agency Franchise™, offers you the opportunity to become a property professional and run your own Estate Agency Business with support and experience from The French Estate Agency™.

We offer professional training at every level and you benefit from local, national and international marketing through our French Franchise system.

French Estate Agency Franchise™ is a registered trademark.

French Estate Agency Franchise™ is a registered trademark. You can open your French estate agency with us using the ultimate branding, The French Estate Agency™.

Why choose French Estate Agency Franchise ?



The powerful brand name allows you to associate yourself with an already established recognised accredited estate agency brand which means you instantly become a recognised and reputable business.

Initial investment is low, allowing you to grow an affordable estate agency business in France.

Access to our national and international database puts potential clients on your doorstep from Day 1.

Our professional training provides you to enter a business sector possibly not open to your current experience. If you are already an estate agency professional our training will assist you to become more successful.

Ongoing support to ensure that your business is a success and that you develop your potential fully in your career choice.

Start a mini enterprise with The French Estate Agency Franchise™.

Become a co agency business in France – agent commerciale – with no cost and open the door to a huge national, international property market with the French Estate Agency™.

You can start your own international co agency business (overseas property agency) from any location using the international prestige and branding of The French Estate Agency™ and be recognised as a professional real estate provider in the global market.

French Estate Agency Franchise™

We have been instructed to sell property with a fee income of €695,000 this is an average of €115,800 monthly.

Contact us at: info@frenchestaterealtyfranchise.com

Smartphone application to contact us.
Scan QR code to view our website.

www.frenchestaterealtyfranchise.com



The French legal system in plain English.

Devised to assist individuals and companies relocating to France, to advise upon the formalities and legalities of setting up a business in France, along with individual and corporate accountancy matters, to advise upon issues found specifically within the property market in France.

Recommended premier legal service provider in France. Avocat à la Cour Maître Alexandra Bochnakova.



The DMG Group with 30 years of successful business practice of which 10 years have been on mainland Europe in Spain and latterly in France, aim to offer assistance with legal issues and provide sound legal advice for those who may have issues that need to be tackled providing sound legal advice in plain English at an affordable and pre agreed price.

Solicitors in France can incorporate your French property investment company Societe Civile Immobiliere – SCI – achieve beneficial tax savings on inheritance and other matters. Secure your business opportunities in France with French Estate Agents Franchise, to live and work in France.



Legal Issues in France or Legal Problems in France... Can manifest in just about every part of everyday life. For example before you get to France you may wish to seek advice on:

- Residency issues and Visa matters
- Employment contracts
- Property issues – purchasing or renting.
- Bank issues

Once in France you may need assistance with:

- Purchasing a property
- Residency
- Wills and Inheritance
- Motoring issues
- Family or personal issues
- Employment issues
- Civil disputes, neighbours, rights of way etc
- Criminal issues

Contact us at: info@solicitorsinfrance.ie

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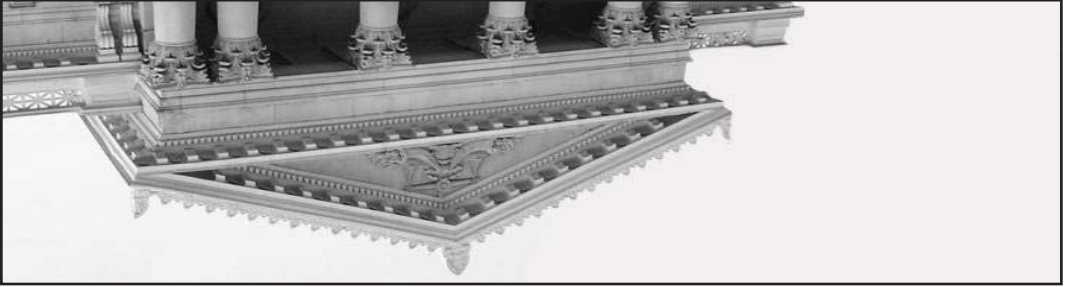


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The proportion of your estate that you can bequeath is termed Quotit Disponible. With such stringent restrictions upon whom you can bequeath your estate to – and the prospect of inheritance tax rates of up to 60%, the situation appears utterly draconian but fortunately there are steps that you can take to minimise (not avoid) such liability - Société Civile immobilière is one such management tool.

- one child could be entitled to one half the estate
- two children could be entitled to one third each
- three children could be entitled to one quarter each
- no children – but surviving parents could qualify as heirs and therefore may be entitled to claim against your estate



The aim of the web portal is to bring to the notice of interested parties, who may be interested in purchasing French property, the existence of a legal entity frequently used in France for the acquisition of real estate - Société Civile Immobilière – or SCI – is widely used throughout France by families and by groups of people to acquire property. It is essentially a property management company, a separate legal entity, to the shareholders and is incorporated for the sole purpose of the management of acquired property. There can be considerable tax benefits in using this type of company, especially in connection with inheritance issues in France and in particular for those people who have been divorced and are in extended family situations. The draconian inheritance laws in France declare that upon your death, your share in a property is distributed amongst your children, as French inheritance law does not recognise a husband or wife as a legal heir and therefore does not allow for them to receive an automatic entitlement to your estate – it does however allow for children to have automatic rights to a certain portion of your estate that portion is called Reserve Legale, this percentage varies depending upon the number of children in the family:

Fractional ownership - Société Civile Immobilière.

About The French Estate Agency

French Estate Agency & Co

There are thousands of French Estate Agents, some recommended, others not. There is ONE French Estate Agency™ Registered, Trademarked, Recommended and Accredited.

France – Spain – UK – Ireland – Europe – USA – Russia.

FEACO-immobilier

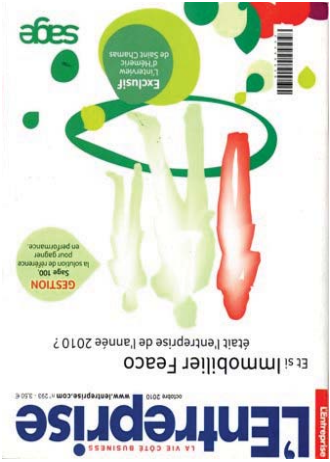
The French Estate Agency - registered in France Sarl Immobilier FEACO accredited and recommended. In association with Feaco Group, David Mottram Group and Landbank Real Estate France.

Sarl Immobilier FEACO Siret No: 520 803 719 000 19. SNPI Adhérent n° : 18025 (Syndicat National des Professionnels de l'Immobilier et de sa Caisse de Garantie). Fully insured and guaranteed. Carte professionnelle transactions sur immeubles et fonds de commerce no. 2009-0191-T délivrée par la préfecture des Hautes Pyrénées. Carte Professionnelle no. 2009-0191-T granted by the prefecture of Hautes Pyrénées. TVA Intracom-munitaire FR62520803719.

The French Estate Agency specialists in property sales throughout France in particular Languedoc Roussillon, Pyrénées-Orientales.

Recommended and accredited with promotions throughout the USA with French Property Realtor and offering with dotcom branding and locations:

TOP MAGAZINES Read about the recommended French Estate Agency:



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French Estate Agency & Co

The French Estate Agency

No 1 Estate Agency Pyrenees-Orientales - Languedoc Roussillon

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